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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Dockley Limited	<b>Reg. Number</b>	18/AP/0091
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/361-128
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of the existing industrial units and redevelopment to provide a building ranging from one to nine storeys (32.7m AOD) in height accommodating 1,089sqm of commercial floorspace at ground floor level incorporating industrial use (Use Class B8); retail uses (Use Class A1); and restaurants and cafe uses (Use Class A3) and 111 residential units (Class C3) at upper levels with associated works, including landscaping and 3 disabled car parking spaces.

**At:** DOCKLEY ROAD INDUSTRIAL ESTATE, 2 DOCKLEY ROAD, LONDON, LONDON SE16 3SF

**In accordance with application received on 09/01/2018**

**and Applicant's Drawing Nos.**

Existing Plans

1706 1000 Site Plan; 1706 1001 Existing Site Plan; 4000; 4001.

Proposed Drawings

1706-S333-XX-00-DR-A-2000 Rev 1; 1706-S333-XX-01-DR-A-2001 Rev 3; 1706-S333-XX-02-DR-A-2002 Rev 3; 1706-S333-XX-03-DR-A-2003 Rev3; 1706-S333-XX-04-DR-A-2004 Rev 3; 1706-S333-XX-05-DR-A-2005 Rev 3; 1706-S333-XX-06-DR-A-2006 Rev 3; 1706-S333-XX-07-DR-A-2007 Rev 1; 1706-S333-XX-07-DR-A-2008 Rev 1; 1706-S333-XX-09-DR-A-2009 Rev 1; 1706-S333-XX-ZZ-DR-A-4000 Rev 1; 1706-S333-XX-ZZ-DR-A-4001 Rev 1; 1706-S333-XX-ZZ-DR-A-4010P Rev A; 1706-S333-XX-XX-DR-A-4011P Rev A; 4030; 4031; 1706-S333-XX-ZZ-DR-A-5000 Rev 1; 1706-S333-XX-ZZ-DR-A-5001 Rev 1; 1706-S333-XX-ZZ-DR-A-5002 Rev 1; 1706-S333-XX-ZZ-DR-A-5003 Rev 1; 1706-S333-XX-ZZ-DR-A-5004 Rev 1; 1706-S333-XX-XX-DR-A-5000P Rev A; 1706-S333-XX-XX-DR-A-5001P Rev A; 1706-S333-XX-XX-DR-A-5002P Rev A; 1706-S333-XX-XX-DR-A-5003P Rev A; 5004; 5005.

Planning Documents

Air Quality Assessment; Archaeological Desk Based Assessment; Accommodation Schedule; Construction Environmental Management Plan; Delivery and Servicing Plan; Desk Study and Ground Investigation Report; Drainage Strategy; Flood Risk Assessment; Lighting Assessment; Noise Impact Assessment; Planning Statement; Statement of Community Involvement; Sustainability Statement and Energy Assessment; Transport Statement (including addendum); Tree Survey.

**Subject to the following thirty-two conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 Time limit  
The development hereby permitted shall be begun before the end of three years from the date of this permission.  
  
Reason  
As required by Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 Approved plans  
The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

1706-S333-XX-00-DR-A-2000 Rev 1; 1706-S333-XX-01-DR-A-2001 Rev 3; 1706-S333-XX-02-DR-A-2002 Rev 3; 1706-S333-XX-03-DR-A-2003 Rev3; 1706-S333-XX-04-DR-A-2004 Rev 3; 1706-S333-XX-05-DR-A-2005 Rev 3; 1706-S333-XX-06-DR-A-2006 Rev 3; 1706-S333-XX-07-DR-A-2007 Rev 1; 1706-S333-XX-07-DR-A-2008 Rev 1; 1706-S333-XX-09-DR-A-2009 Rev 1; 1706-S333-XX-ZZ-DR-A-4000 Rev 1; 1706-S333-XX-ZZ-DR-A-4001 Rev 1;

1706-S333-XX-ZZ-DR-A-4010P Rev A; 1706-S333-XX-XX-DR-A-4011P Rev A; 4030; 4031; 1706-S333-XX-ZZ-DR-A-5000 Rev 1; 1706-S333-XX-ZZ-DR-A-5001 Rev 1; 1706-S333-XX-ZZ-DR-A-5002 Rev 1; 1706-S333-XX-ZZ-DR-A-5003 Rev 1; 1706-S333-XX-ZZ-DR-A-5004 Rev 1; 1706-S333-XX-XX-DR-A-5000P Rev A; 1706-S333-XX-XX-DR-A-5001P Rev A; 1706-S333-XX-XX-DR-A-5002P Rev A; 1706-S333-XX-XX-DR-A-5003P Rev A; 5004; 5005.

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Archaeology

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

4 Archaeology

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

5 Archaeology

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

6 PV Panels

Before any above ground work hereby authorised begins (excluding demolition), detailed drawings showing the number, location and size of the proposed photovoltaic panels shall be submitted to and approved in writing by the Council as Local Planning Authority. The submission shall include a roof plan and elevations as well as access and servicing information.

Reason

In the interests of amenity and to retain effective planning control in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.13 Urban Design of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

7 Thames Water - Piling

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has

been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

8 Surface Water Drainage

Construction works for the proposed development permitted by this planning permission shall not commence until a surface water drainage scheme for the site is submitted to, and approved in writing by the Local Planning Authority. The drainage strategy should assess the extent of surface water run-off and potential surface water flooding as a consequence of the development, both on and off site, for a 1 in 100 year rainstorm event, including an allowance for climate change (30%). The drainage scheme should be designed to reduce discharge rates to the greenfield run-off rate, typically eight litres per second per hectare (l/s/ha), and attenuate surface water run-off as close to its source as possible. The nature of the underlying geology and the potential for high groundwater levels must be determined in order to ensure that drainage at the site will not be affected, and possible impacts of the proposals on groundwater should be assessed and taken in to account in the design of the scheme.

Reason

To reduce the impact of flooding on occupants of the development and to ensure that the development does not increase the risk of surface water flooding in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

9 Demolition/Construction Logistics and Environmental Management Plan

Prior to commencement of the development, a Demolition/Construction Logistics Environmental Management Plan shall be submitted to and approved in writing by the Local Authority and shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction. The plan shall include but not exclusively, the following information:

A detailed specification of demolition and construction works including loading, unloading and storage of plant and materials and consideration of environmental impacts and the required remedial measures;

Details of the routing for all construction vehicles;

Details of the method of piling;

Details of security hoarding including decorative displays;

Wheel washing facilities;

Measures to control the emission of dust and dirt during construction;

A scheme for recycling / disposing of waste resulting from demolition and construction works;

Engineering measures, acoustic screening and the provision of sound insulation required to mitigate or eliminate specific environmental impacts;

Arrangements for publicity and promotion of the scheme during construction;

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration;

Road safety measures, including measures for entering and leaving the site and a delivery and servicing plan;

Details of contractor parking and parking for vehicles associated with the works during construction;

Details of cycle awareness training to be undertaken by drivers of lorries in line with Crossrail Standards and shall include the use of skirts on all HGV's servicing the site.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

10 Tree survey

Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2018 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

#### 11 Bird boxes

Details of the installation of four 40mm entrance hole wall-integrated bird boxes on the new buildings, specifically for use by black redstart (*Phoenicurus ochruros*), shall be submitted to the Council prior to any works taking place above grade (excluding demolition). The bird boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core Strategy.

#### 12 Green Walls

Before any above grade work hereby authorised begins (excluding demolition), details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The wall shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the Walls and Southwark Council agreeing in writing the submitted plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the NPPF 2018, the London Plan 2016, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

- 13 Lighting  
Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any above grade works take place (excluding demolition). The development shall not be carried out otherwise in accordance with any such approval given.
- Reason  
In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.
- 14 Green roofs  
Before any above grade work hereby authorised begins(excluding demolition), details of biodiversity green roofs and living walls shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roofs shall be:  
biodiversity based with extensive substrate base (depth 80-150mm);  
laid out in accordance with agreed plans; and  
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).
- The biodiversity green roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- The biodiversity roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.
- Discharge of this condition will be granted on receiving the details of the green roofs and Southwark Council agreeing the submitted plans, and once the green/brown roofs are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.
- Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the NPPF 2018, the London Plan 2016, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.
- 15 Detailed drawings  
1:5/10 section detail-drawings through:  
the facades;  
parapets;  
roof edges;  
junctions with the existing building; and  
heads, cills and jambs of all openings,  
to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out above grade (excluding demolition); the development shall not be carried out otherwise than in accordance with any such approval given.
- Reason:  
In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the NPPF (2018), policy SP12 - Design and Conservation - of the Core Strategy (2011) and saved policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007)
- 16 BREEAM  
Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;  
Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2018, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

17 Sample materials

Sample panels of all and external facing materials, and surface finishes at the ground floor to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2018), policy SP12 - Design and Conservation - of the Core Strategy (2011) and saved policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

18 Designing out crime

Before any above grade work hereby authorised begins (excluding demolition), details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

19 Cycle storage

Before any above grade work hereby authorised begins (excluding demolition) details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles (both residential and commercial) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

20 Hard and soft landscaping

Before any above grade work hereby authorised begins (excluding demolition), detailed drawings of a hard and soft landscaping scheme, including suitable greening along the Low Line lane, showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National

Planning Policy Framework 2018 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

21 Signage strategy

The commercial units hereby permitted shall not be occupied until a site wide signage strategy detailing the design code for the proposed frontage of the commercial units facing street and routes (including advertisement zones, awnings, and spill-out zones) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason

In order to ensure that the quality of the design and details are in accordance with Strategic Policy 12 - Design and conservation of the Core Strategy 2011 and saved Policies 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

22 Ventilation

Prior to the commencement of any Class B8 or Class A3 use full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

23 Plant Noise

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

24 External Noise Levels in Private Amenity Areas

Private and communal external amenity areas shall be designed to attain 50dB(A) LAeq, 16hr  $\bar{L}_{d}$ .  
 $\bar{L}_{d}$  Daytime - 16 hours between 07:00-23:00hrs

Prior to the commencement of use of the amenity area/s a proposed scheme of sound reduction shall be submitted to the local planning authority. The scheme of sound insulation shall be installed and constructed in accordance with any approval given and shall be permanently maintained thereafter. Following completion of the development but prior to the commencement of use of the amenity area/s a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 25 Residential  $\zeta$  Vertical sound transmission between commercial and residential properties on new build  
The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20. A written report shall be submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation a validation test shall be carried out (on a relevant sample of premises). The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 26 Residential - Internal noise levels  
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:  
Bedrooms - 35dB LAeq T  $\zeta$ , 30 dB LAeq T\*, 45dB LAFmax T \*  
Living rooms- 35dB LAeq T  $\zeta$   
Dining room - 40 dB LAeq T  $\zeta$   
\* - Night-time - 8 hours between 23:00-07:00  
 $\zeta$  - Daytime - 16 hours between 07:00-23:00

A report shall be submitted in writing to and approved by the LPA. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 27 Service Management Plan  
Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced (including servicing hours, number of trips, vehicles used) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2018, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 28 Refuse storage  
Before the (i) the first occupation of the new homes and (ii) the commencement of the A1, A3 or B8 use, details of the arrangements for the storing of domestic/commercial refuse (whichever the case shall be) shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.



- 29 Roof plant  
No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 30 Parking permit exemption  
No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 31 Hours of use  
The use hereby permitted for Class A1/A3 and Class B8 purposes shall not be carried on outside of the hours 07:00-23:00 on Monday to Saturday or 08:00-22:00 on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 32 Archaeology  
Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

**Statement of positive and proactive action in dealing with the application**

The Council offers a pre-application advice service and this was used by the applicant prior to the submission of this application.

The application has been given the opportunity to amend their scheme in response to concerns raised by officers and other consultees, and this has enabled a positive recommendation to be made.

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